069.0	0004	0020.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,100 / 782,100
					USE VALUE:	782,100 / 782,100
					ASSESSED:	782,100 / 782,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYER STEPHEN &	
Owner 2:	HEINICKE NICOLE	
Owner 3:		
Street 1:	24 KIMBALL ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BOYER STEPHEN & -
Owner 2:	HEINICKE NICOLE -
Street 1:	24 KIMBALL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1905, having primarily Aluminum Exterior and 2082 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	403,400	700	378,000	782,100
Total Card	0.092	403,400	700	378,000	782,100
Total Parcel	0.092	403,400	700	378,000	782,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.65 | /Parcel: 375.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0004-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,400	700	4,000.	378,000	782,100	782,100	Year End Roll	12/18/2019
2019	101	FV	310,600	0	4,000.	351,000	661,600	661,600	Year End Roll	1/3/2019
2018	101	FV	310,600	0	4,000.	351,000	661,600	661,600	Year End Roll	12/20/2017
2017	101	FV	310,600	0	4,000.	307,800	618,400	618,400	Year End Roll	1/3/2017
2016	101	FV	284,900	0	4,000.	280,800	565,700	565,700	Year End	1/4/2016
2015	101	FV	269,700	0	4,000.	248,400	518,100	518,100	Year End Roll	12/11/2014
2014	101	FV	269,700	0	4,000.	234,900	504,600	504,600	Year End Roll	12/16/2013
2013	101	FV	269,700	0	4,000.	223,600	493,300	493,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITAKER CARL P	65637-271		6/29/2015		875,000	No	No		
WHITAKER CARL P	64976-336		2/27/2015	Convenience	100	No	No		
WHITAKER CARL P	23521-374		8/10/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2020	208	Redo Bat	69,625	O				
10/16/2000	828	Addition	45,000	O				10X17 2ND FLOOR AD

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	CC	Chris C
11/8/2018	MEAS&NOTICE	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
12/11/2008	Meas/Inspect	336	PATRIOT
8/20/2001	Permit Visit	PM	Peter M
11/4/1999	Inspected	267	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	12									378,000						378,000	

PREV ASSESSMENT

Prior Id # 1:	44437									
Prior Id # 2:										
Prior Id # 3:										
Prior Id # 1:										
Prior Id # 2:										
Prior Id # 3:										
Prior Id # 1:										
Prior Id # 2:										
Prior Id # 3:										
ASR Map:										
Fact Dist:										
Reval Dist:										
Year:										
LandReason:										
BldReason:										
CivilDistrict:										
Ratio:										

User Acct

44437

GIS Ref

GIS Ref

Insp Date

11/08/18

!5960!

PRINT

Date	Time
12/10/20	20:46:53

LAST REV

Date	Time
03/30/20	08:23:54

danam

5960

USER DEFINED

Prior Id # 1:	44437
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20205045
Const Adj.:	0.99980003
Adj $ / SQ:	150.226
Other Features:	111100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452233
Depreciation:	48841
Depreciated Total:	403392

COMMENTS

OF=SINK IN BMT, 2 SINKS IN KIT & 4 FIXTURES IN 3/4 BTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

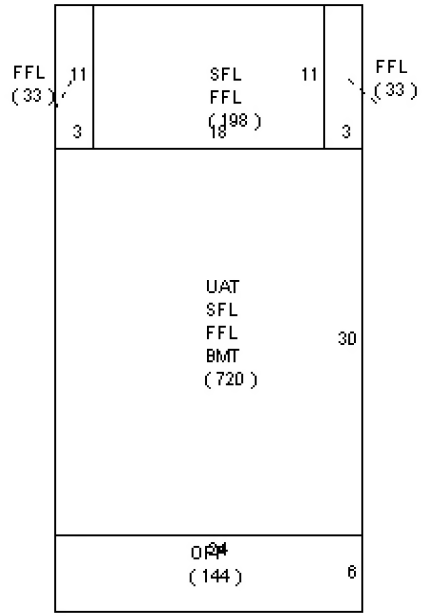
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.23
Special Features:	0	Val/Su Net:	136.93
Final Total:	403400	Val/Su SzAd	212.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	150.230	147,823
SFL	Second Floor	918	150.230	137,908
BMT	Basement	720	45.070	32,449
UAT	Upper Attic	180	105.160	18,929
OFP	Open Porch	144	27.950	4,025
	Net Sketched Area:	2,946	Total:	341,134
Size Ad	1902	Gross Are	3486	FinArea 2082

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	G	AV	1999	0.00	T	16	101						
19	Patio	D	Y	1	10X20	A	AV	1999	4.13	T	16	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700